



DEDICATION APPLICATION

Property Owner: BPD Montgomery Farms, LLC
Phone #: 317-269-8917
Mailing Address: 1155 Parkway Dr Suite 300, Zionsville, IN 46077
Email Address: info@braunpd.com

Applicant: BPD Montgomery Farms, LLC
Phone #: 317-268-8917
Mailing Address: 1155 Parkway Dr Suite 300, Zionsville, IN 46077
Email Address: info@braunpd.com

Planning & Development Contact:

Name Scott Noel
Phone # 317-269-8917
Email Address Snoel@braunpd.com

SUBMITTAL REQUIREMENTS

Type of proposed improvement dedication: (ex: ROW, sidewalk, street, drainage, etc.)

Streets, curb & gutter, sidewalks, street signs, sanitary sewer mains and manholes, water mains, fire hydrants, street lights, storm sewer pipes and inlets, and the associated easements.

Amount of right of way to be dedicated: See attached

- Legal description (Exhibit "A") ROW Parcel Plat (Exhibit "B")
- Corporations, Trust, etc. – a Trust Certification or Resolution disclosing the individuals who are authorized to sign documents must be provided.

Please complete this application and send to info@townoflapel.in.gov

This application can also be mailed or hand delivered to:

Town of Lapel
P.O.Box 999 / 1011 N Main Street
Lapel, Indiana 46051-0999
Questions, please call 765-534-3157

The acceptance of this right of way in no way obligates the Town of Lapel to construct or maintain a roadway within the right of way being dedicated. Confirmation that improvements meet applicable standards shall be provided at the expense of the applicant and subject to inspection and verification by the Town of Lapel.

MONTGOMERY FARMS, PHASE 4 DESCRIPTION:

Part of the Northeast Quarter of Section 33, Township 19 North, Range 6 East, Madison County, Indiana, being more particularly described as follows, to-wit:

Commencing at the North Quarter corner of said Section 33, being marked by a 1 inch diameter bar; thence North 89 degrees 50 minutes 32 seconds East, a distance of 1026.48 feet to the Northeast corner of Montgomery Farms, Section One, as recorded in Document Number 9605868 in the Office of the Recorder of Madison County, Indiana; thence South 00 degrees 10 minutes 56 seconds West, on and along the East line of said Montgomery Farms, Section One, a distance of 737.28 to the Southeast corner of Lot Number 9 in said Montgomery Farms, Section One, this being the true point of beginning; thence South 00 degrees 10 minutes 56 seconds West, continuing on and along said East line, a distance of 590.86 feet to the Southeast corner of said Montgomery Farms, Section One; thence South 89 degrees 26 minutes 39 seconds West, on and along the South line of said Montgomery Farms, Section One, a distance of 559.50 feet to the Southwest corner of Lot Number 40 in said Montgomery Farms, Section One; thence North 00 degrees 10 minutes 56 seconds East, on and along the West line of said Lot Number 40 and its Northerly projection, a distance of 199.97 feet to a point on the North right-of-way line of Birmingham Boulevard; thence South 89 degrees 26 minutes 39 seconds West, on and along said North right-of-way line, a distance of 24.57 feet to the Southwest corner of Lot Number 46 in said Montgomery Farms, Section One; thence North 00 degrees 33 minutes 21 seconds West, on and along the West line of said Lot Number 46, a distance of 142.01 feet to the Northwest corner thereof, being a point on the South line of Lot Number 30 in said Montgomery Farms, Section One; thence North 70 degrees 49 minutes 11 seconds West, on and along said South line, a distance of 81.31 feet to the most Westerly corner of said Lot Number 30, also being the Southwest corner of Lot Number 29 in said Montgomery Farms, Section One; thence North 00 degrees 10 minutes 56 seconds East, on and along the West line of said Lot Number 29, a distance of 126.14 feet; thence North 35 degrees 18 minutes 39 seconds East, continuing on and along said West line, the West line of Lot Number 28 and the West line of Lake Area "B" in said Montgomery Farms, Section One, a distance of 223.40 feet to a West corner of said Lake Area "B"; thence North 23 degrees 16 minutes 39 seconds East, continuing on and along a West line of said Lake Area "B", a distance of 114.35 feet to the most Northerly corner thereof; thence South 32 degrees 17 minutes 57 seconds East, on and along a Northeasterly line of said Lake Area "B", a distance of 111.63 feet; thence South 64 degrees 48 minutes 43 seconds East, continuing on and along said Northeasterly line, a distance of 90.95 feet; thence South 75 degrees 32 minutes 51 seconds East, on and along a North line of said Lake Area "B", a distance of 88.34 feet; thence South 89 degrees 49 minutes 04 seconds East, continuing on and along said North line, a distance of 75.08 feet to the Northeast corner of said Lake Area "B", being a point on the Westerly right-of-way line of Montgomery Boulevard; thence Southerly, on and along said Westerly right-of-way line, as defined by the arc of a non-tangent circular curve to the right having a radius of 500.00 feet, an arc distance of 6.85 feet, being subtended by a long chord having a length of 6.85 feet and a bearing of South 06 degrees 46 minutes 17 seconds West to a point; thence South 82 degrees 50 minutes 10 seconds East, on and along a line partially defined as the North line of Lot Number 10 in said Montgomery Farms, Section One, a distance of 188.44 feet to the true point of beginning, containing 8.903 acres of land.

**WRITTEN CONSENT RESOLUTIONS OF THE SOLE MEMBER
IN LIEU OF A SPECIAL MEETING**

BPD MONTGOMERY FARMS, LLC

**Zionsville, Indiana
June 11, 2026**

BRAUN PROPERTY DEVELOPMENT, LLC, an Indiana limited liability company, being the sole Member of **BPD MONTGOMERY FARMS, LLC**, an Indiana limited liability company (the "Company"), pursuant to authority granted under the provisions of the Indiana Business Flexibility Act, Ind. Code § 23-18-1-1 et seq., as amended from time to time, hereby consents to the adoption of the following resolutions (each a "Resolution") in writing, without a meeting (this "Written Consent"), effective as of June 11, 2026 (the "Effective Date"):

WHEREAS, the Company is the developer of a residential neighborhood commonly known as Montgomery Farms, Phase 4 (the "Project").

WHEREAS, in connection with the completion of the Project, the Company desires to dedicate certain infrastructure of the Project (the "Dedication") to the Town of Lapel, Indiana (the "Town").

WHEREAS, the sole Member of the Company believes it is in the best interest of the Company to make the Dedication to the Town.

NOW THEREFORE, the undersigned, being the sole Member of the Company, hereby adopts the following Resolutions:

RESOLVED, that the sole Member of the Company hereby approves of the Dedication to the Town.

RESOLVED, FURTHER, that **SCOTT D. NOEL**, as an "Authorized Representative" of the Company, is hereby authorized, singly, to execute and deliver any agreement, deed, certificate or any other document on behalf of the Company to consummate the Dedication and to perform all other acts and deeds that may be requisite or necessary to fully effect these Resolutions; and that all prior acts and deeds in connection therewith are hereby in all respects approved, ratified and confirmed.

RESOLVED, FURTHER, that the Town and any other party to any agreements or documents related to the Dedication are authorized to rely upon the foregoing Resolutions in connection with the Dedication and any resolution of the Company inconsistent with, or contravened by the Resolutions in this Written Consent is hereby modified insofar as the Dedication is concerned.

RESOLVED, FURTHER, that these Resolutions may be executed in any number of counterparts, each of which shall be deemed to be an original and all of which, when taken together, shall constitute one and the same document.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the undersigned, being the sole Member of **BPD MONTGOMERY FARMS, LLC**, an Indiana limited liability company, have adopted the foregoing Resolutions to be effective as of the Effective Date.

MEMBER:

BRAUN PROPERTY DEVELOPMENT, LLC,
an Indiana limited liability company

By: 
Scott D. Noel, CFO

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